



O5063425

5507 RIDGEWAY DR, ORLANDO

County: Orange County Zip Code: 32819-7434 Unit #: Status: Active  
 Sub. Name: LAKE CANE HILLS List Price: \$138,900  
 Beds: 3 Baths: 2/0 SqFt Heated: 1,856 Low Price:  
 Private Pool: N Year Built: 1959  
 Property: Single Family Home Special Sale: None  
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2340 Pets Y/N: Y ADOM: 43  
 Construction Status: Proj. Comp. Date: CDOM: 43  
 Location: In County

Traditional Sale. Home located in the heart of the desirable Dr. Phillips community. Close to Shopping, Restaurants and Area Attractions. Just short distance from beautiful Lake Cane. Large Family Room, Skylight in bathroom, brand new refrigerator. It offers all the conveniences from nearby. Come and See Today.

**Land, Site and Tax Information**

SE/TP/RG: 14-23-28 Subdivision #: 4352 Section #: Block/Parcel: 04 Front Exposure:  
 Tax ID: 14 23 28 4352 04 040 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 17.3755 Lot #: 040 Auction: N  
 Taxes: \$1,507.00 Tax Year: 2010 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: LAKE CANE HILLS W/57 LOT 4 BLK D  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 000W/0057 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: R-1A Future Land Use: 0100 Zoning Comp.:  
 Lot Dimensions: Lot Size(Acres): 0.23 Lot Size(SqFt): 10,128 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 17x14 Master Br.: 13x15 5th Bedroom: Great Room: 27x21 Study / Den:  
 Family Room: 2nd Bedroom: 10x11 Studio: Air Conditioning: Central  
 Kitchen: 10x08 3rd Bedroom: 10x13 Dinette: Heat & Fuel: Central  
 Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Carpet, Ceramic Tile  
 Fireplace: N Balcony/Porch Sq Ft Source: Public records Security System:  
 Utilities Data: Public Utilities  
 Interior Layout:  
 Interior Features: Blinds/Sh, Ceiling Fan(s), Smoke Alarm(s), Unfurnished  
 Master Bath:  
 Appliances Incl: Dishwasher, Dryer, Range, Oven, Refrigerator, Washer  
 Kitchen: Additional Rooms:

**Exterior Information**

Ext. Construction: Block Style: Pool:  
 Exterior Features: Patio/Porch/Deck Open  
 Garage/Carport: 2 Car Carport Dimensions: Roof: Shingle

**Community Information**

Community Features:

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Optional HOA Fee: HOA Payment Schedule: Mo. Maint. \$(addition to HOA):  
 Elementary School: Middle School: High School:

**Realtor Info**

List Agent: KEIKO URITA Agent ID: 61818 Agent Direct: 407-399-4595  
 Sales Team: E-mail: [kurita2@aol.com](mailto:kurita2@aol.com) Agent 2 Phone:  
 Office: JEM REALTY GROUP INC Office ID: 55510 Agent Fax:  
 List Date: 09/12/2011 Original Price: \$138,900 LP/SqFt: \$74.84 Agent Pager/Cell:  
 Contract: Previous Price: SP/SqFt: Office Phone: 407-295-9009  
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 407-299-5001  
 Sold Date: Sold Price: Owner: INVESTOR TRUSTEE SERVICES L Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Exclusion  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail:  
 Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:  
 Realtor Info: No Sign, Sold As-Is  
 Confidential Info: Vacant  
 Showing Instructions: Call Agent, Use Show Btn, LB Elec  
 Driving Directions: I-4 West on Sand Lake Rd, Right onto Turkey Lake Rd, Left onto Lake Marsha Rd, Right onto Ridgeway Dr, House on the right.

Realtor Only Remarks: Submit offers on AS-IS Contract with Pre-Approval letter or Proof of Funds for Cash offer.



O5067608

6433 ROCKINGTREE LN, ORLANDO



County: Orange County Zip Code: 32819-4188 Unit #: Status: Active  
 Sub. Name: SAND LAKE HILLS SEC 10A List Price: \$144,900  
 Beds: 3 Baths: 2/1 SqFt Heated: 1,948 Low Price:  
 Private Pool: N Year Built: 1987  
 Property: Tri-Level Single Family Home Special Sale: REO/Bank Owned  
 Total Acreage: 1/4 Acre to 21779 Sft Total SqFt: 2508 Pets Y/N: ADOM: 18  
 Construction Status: Proj. Comp. Date: CDOM: 18  
 Location: Sidewalk, Street Paved

MULTIPLE OFFERS. Highest & Best by 5pm 10/18/11. SEE ATTACHMENTS FOR FORM. Nice Established Neighborhood in Dr. Phillips Area with Great Public Schools. Home is a Tri-level in good condition with wood and tile flooring throughout. Big fenced back yard for kids play area or swimming pool. Located close to plenty of restaurants, shopping, and major roads for easy travel. With a bit of updating this home is a gem. Property is sold AS-IS, including any existing appliances, roof, plumbing, heating, air conditioning & electrical systems. \*HOA Fees, home square footage, room sizes and lot sizes should be independently verified. Cash transactions are subject to special deed restrictions that prohibits transfer of property after closing for 60 days. Bank of America Pre approval or proof of funds required with all offers.

**Land, Site and Tax Information**

SE/TP/RG: 22-23-28 Subdivision #: 7833 Section #: Block/Parcel: 09 Front Exposure:  
 Tax ID: 22 23 28 7833 09 180 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 17.3755 Lot #: 180 Auction: N  
 Taxes: \$3,158.00 Tax Year: 2010 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: SAND LAKE HILLS SECTION TEN A 12/17 LOT 918  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0012/0017 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: R-1A Future Land Use: 0100 Zoning Comp.:  
 Lot Dimensions: 87.5x125 Lot Size(Acres): 0.25 Lot Size(SqFt): 10,939 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 22x12 Master Br.: 18x11 5th Bedroom: Great Room: Study / Den:  
 Family Room: 14x11 2nd Bedroom: 14x11 Studio: Air Conditioning: Central  
 Kitchen: 10x10 3rd Bedroom: 12x11 Dinette: 09x08 Heat & Fuel: Central, Fuel - Electric  
 Dining Room: 11x10 4th Bedroom: Bonus Room: Floor Covering: Ceramic Tile, Wood  
 Fireplace: Y - Living Room Wood Burning Firepla Balcony/Porch Sq Ft Source: Public records Security System: Owned  
 Utilities Data: Cable Available, Public Sewer, Public Utilities, Street Lights  
 Interior Layout: Breakfast Room Separate, Formal Dining Room Separate, Formal Living Room Separate  
 Interior Features: Blinds/Sh, Ceiling Fan(s), Walk In Closet, Wshr/Dryr Hkup  
 Master Bath: Shower No Tub  
 Appliances Incl: Dishwasher, Disposal, Range, Refrigerator, Microwave  
 Kitchen: Breakfast Bar, Closet Pantry Additional Rooms: Family Room, Foyer, Inside Utility

**Exterior Information**

Ext. Construction: Block, Stucco Style: Pool:  
 Exterior Features: Fenced, Oak Trees, Patio/Porch/Deck Open  
 Garage/Carport: 2 Car Garage, Attached, Door Opener Dimensions: Roof: Shingle

**Community Information**

Community Features:

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Optional HOA Fee: HOA Payment Schedule: Mo. Maint. \$(addition to HOA):  
 Elementary School: Dr. Phillips Elem Middle School: Southwest Middle High School: Dr. Phillips High

**Realtor Info**

List Agent: NANCY HABEN / J SCOTT SCHLOESSER Agent ID: 261068233/ 8693 Agent Direct: 407-353-4453  
 Sales Team: The FIRM Team E-mail: [nhaben@cfl.rr.com](mailto:nhaben@cfl.rr.com) Agent 2 Phone: 407-854-6474  
 Office: EXIT REAL ESTATE RESULTS Office ID: 55912B Agent Fax:  
 List Date: 10/07/2011 Original Price: \$144,900 LP/SqFt: \$74.38 Agent Pager/Cell: 407-353-4453  
 Contract: Previous Price: SP/SqFt: Office Phone: 407-854-6474  
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 407-854-5957  
 Sold Date: Sold Price: Owner: Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Variable Commission  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail: Cash, Conventional, FHA, VA  
 Buyer Agent: 3.0% Non-Rep: 0.0% Trans Broker: 3.0% Terms: Seller Credit:  
 Realtor Info: Sold As-Is  
 Confidential Info: Vacant  
 Showing Instructions: Use Show Btn, LB Combo  
 Driving Directions: Sand Lake Rd. West of I-4, turn right on Dr. Phillips Blvd., left on Sandberry Blvd., left on Rockingtree Ln.

Realtor Only Remarks: Please use Showing Time for Instructions and if submitting an offer look in Attachments for Guidelines and other Forms.



O5069056

7668 HOLLY OAK CT, ORLANDO

County: Orange County Zip Code: 32819-7758 Unit #: Status: Active  
 Sub. Name: SHADOW BAY SPGS UNIT 5 List Price: \$149,050  
 Beds: 3 Baths: 2/0 SqFt Heated: 1,623 Low Price:  
 Private Pool: Y - In Ground, Screen Enclosure Year Built: 1985  
 Property: One Story Single Family Home Special Sale: REO/Bank Owned  
 Total Acreage: 1/4 Acre to 21779 STotal SqFt: 2103 Pets Y/N: Y ADOM: 7  
 Construction Status: Proj. Comp. Date: CDOM: 7  
 Location: Cul-De-Sac, Street Paved

3 bed 2 bath with screened pool enclosure in the Shadow Bay Springs area. This property is eligible under the Freddie Mac First Look Initiative through Nov 2, 2011. Buyer responsible for all Doc Stamps.

**Land, Site and Tax Information**

SE/TP/RG: 14-23-28 Subdivision #: 7958 Section #: Block/Parcel: 01 Front Exposure: West  
 Tax ID: 14 23 28 7958 01 710 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 17.3755 Lot #: 710 Auction: N  
 Taxes: \$3,193.00 Tax Year: 2010 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: SHADOW BAY SPRINGS UNIT FIVE 15/56 LOT 1 71  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0015/0056 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: R-1AA Future Land Use: 0100 Zoning Comp.: Y  
 Lot Dimensions: Lot Size(Acres): 0.26 Lot Size(SqFt): 11,267 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 12x14 Master Br.: 12x15 5th Bedroom: Great Room: Study / Den:  
 Family Room: 12x16 2nd Bedroom: 10x11 Studio: Air Conditioning: Central  
 Kitchen: 09x10 3rd Bedroom: 10x10 Dinette: 07x09 Heat & Fuel: Central, Fuel - Electric  
 Dining Room: 10x11 4th Bedroom: Bonus Room: Floor Covering: Carpet, Ceramic Tile  
 Fireplace: N Balcony/Porch Sq Ft Source: Public records Security System:  
 Utilities Data: County Water, Electric, Septic  
 Interior Layout: Split Bedroom, Volume Ceilings  
 Interior Features: Skylights, Wshr/Dryr Hkup  
 Master Bath: Dual Sinks, Tub with Separate Shower Stall  
 Appliances Incl: Hot Water Electric  
 Kitchen: Additional Rooms:

**Exterior Information**

Ext. Construction: Wood Frame Style: Traditional Pool: In Ground, Screen Enclosure  
 Exterior Features: Mature Landscaping, Patio/Porch/Deck Cov  
 Garage/Carport: 2 Car Garage, Attached Dimensions: Roof: Shingle

**Community Information**

Community Features: Mtnce Free

Maintenance Includes: Other

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Required HOA Fee: \$150.00 HOA Payment Schedule: Quarterly Mo. Maint. \$(addition to HOA):  
 Elementary School: Middle School: High School:

**Realtor Info**

List Agent: CHET MURPHY Agent ID: 13276 Agent Direct: 407-595-4378  
 Sales Team: E-mail: [chet1943@bellsouth.net](mailto:chet1943@bellsouth.net) Agent 2 Phone:  
 Office: COLDWELL BANKER RESIDENTIAL RE Office ID: 51957EE Agent Fax:  
 List Date: 10/18/2011 Original Price: \$149,050 LP/SqFt: \$91.84 Agent Pager/Cell: 407-595-4378  
 Contract: Previous Price: SP/SqFt: Office Phone: 407-841-6060  
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 407-649-4353  
 Sold Date: Sold Price: Owner: Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Not Applicable  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail: Cash, Conventional  
 Buyer Agent: 3.0% Non-Rep: 3.0% Trans Broker: 3.0% Terms: Seller Credit:  
 Realtor Info: Sold As-Is

**Confidential Info:**

Showing Instructions: Use Show Btn

Driving Directions: From I-4, go WEST on Conroy Windermere Rd, LEFT on Turkey Lake Rd, RIGHT on Lake Marsha Dr, RIGHT on Holly Oak Ct. Home on Left at end of court.

Realtor Only Remarks: For status and to submit offers, go to: <http://tazahomes.com/listing.aspx?GUID=605DE2B0-5415-4C0B-8FB1-2D84B1D6E511> . All offers must include information sheet, pre-qual letter or proof-of-funds. Buyer pays Doc Stamps. Buyer responsible for HOA Doc's. FAR/BAR 10 "AS-IS" must be used. Occupancy only offers until Nov 2, 2011. Questions? Call Chet at 407-595-4378.



05068679

6221 SILVER GLEN CT, ORLANDO

County: Orange County Zip Code: 32819-6903 Unit #: Status: Active  
 Sub. Name: SAND LAKE HILLS SEC 9 List Price: \$155,000  
 Beds: 3 Baths: 2/0 SqFt Heated: 1,650 Low Price:  
 Private Pool: Y - In Ground, Screen Enclosure Year Built: 1985  
 Property: Single Family Home Special Sale: REO/Bank Owned  
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2182 Pets Y/N: ADOM: 9  
 Construction Status: Proj. Comp. Date: CDOM: 9  
 Location: In County, Sidewalk, Street Paved

Bank owned!! LOCATION, LOCATION, LOCATION. 3/2 pool home in sought after community, in the heart of Dr. Phillips. Home features a split floor plan w/spacious rooms. Bring your personal touches & cosmetic ideas to update. . Be in w/in 10 mins to all major roads, theme parks, amenities, schools, restaurants and entertainment. Don't miss your opportunity to own in this SW Orlando community at such as great price

**Land, Site and Tax Information**

SE/TP/RG: 22-23-28 Subdivision #: 7836 Section #: Block/Parcel: 08 Front Exposure:  
 Tax ID: 22 23 28 7836 08 600 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 17.3755 Lot #: 600 Auction: N  
 Taxes: \$2,419.00 Tax Year: 2010 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: SAND LAKE HILLS SECTION NINE 14/13 LOT 8 60  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0014/0013 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: R-1A Future Land Use: 0100 Zoning Comp.:  
 Lot Dimensions: Lot Size(Acres): 0.26 Lot Size(SqFt): 11,492 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 15x12 Master Br.: 15x12 5th Bedroom: Great Room: Study / Den:  
 Family Room: 2nd Bedroom: Studio: Air Conditioning: Central  
 Kitchen: 10x10 3rd Bedroom: Dinette: Heat & Fuel: Central  
 Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Ceramic Tile, Carpet  
 Fireplace: N Balcony/Porch Sq Ft Source: Public records Security System:  
 Utilities Data: Cable Available, Public Utilities  
 Interior Layout:  
 Interior Features: Blinds/Sh, Unfurnished  
 Master Bath:  
 Appliances Incl: None  
 Kitchen: Additional Rooms:

**Exterior Information**

Ext. Construction: Stucco Style: Ranch Pool: In Ground, Screen Enclosure  
 Exterior Features: French Doors, Trees/Landscaped, Patio/Porch/Deck Scr  
 Garage/Carport: 2 Car Garage, Attached Dimensions: Roof: Shingle

**Community Information**

Community Features:

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Optional HOA Fee: HOA Payment Schedule: Mo. Maint. \$(addition to HOA):  
 Elementary School: Middle School: High School:

**Realtor Info**

List Agent: MARCIA CASTRO SOCAS Agent ID: 261070611 Agent Direct: 407-856-9901  
 Sales Team: E-mail: [contactmarcia@hotmail.com](mailto:contactmarcia@hotmail.com) Agent 2 Phone:  
 Office: CASTRO REALTY GROUP Office ID: 54059 Agent Fax: 407-856-9905  
 List Date: 10/16/2011 Original Price: \$155,000 LP/SqFt: \$93.94 Agent Pager/Cell: 321-228-9967  
 Contract: Previous Price: SP/SqFt: Office Phone: 407-856-9901  
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 407-856-9905  
 Sold Date: Sold Price: Owner: Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Not Applicable  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail:  
 Buyer Agent: 2.50% Non-Rep: 2.50% Trans Broker: 2.50% Terms: Seller Credit:  
 Realtor Info: Sold As-Is  
 Confidential Info: Vacant  
 Showing Instructions: Use Show Btn  
 Driving Directions: Dr Phillips to Sandberry, Sandberry to Orange Cove, Orange Cove to right on Silver Glen, to subject on left.

**Realtor Only Remarks:** Commission amount subject to change. Please note room sizes are approx. and should be independently verified. HOA amount should be verified as well. Property is sold AS-IS. Cash offers require proof of funds.



O5069230

3107 BLAKELY DR, ORLANDO

County: Orange County Zip Code: 32835-6174 Unit #: Status: Active  
 Sub. Name: WELLINGTON FORESTS List Price: \$169,900  
 Beds: 4 Baths: 2/1 SqFt Heated: 2,028 Low Price:  
 Private Pool: N Year Built: 1990  
 Property: Single Family Home Special Sale: REO/Bank Owned  
 Total Acreage: 1/4 Acre to 21779 STotal SqFt: 2634 Pets Y/N: Y ADOM: 6  
 Construction Status: Proj. Comp. Date: CDOM: 6  
 Location: Close to Bus, Conservation, Sidewalk, Street Paved

Ahhhhh...welcome home! A delightful foyer greets you as you kick your shoes off and unwind in the serenity of your new home. Head into your spacious kitchen and grab a drink and a snack so you can catch last night's TIVO'd program. The cathedral ceilings in the family room add charm and scale to your favorite room of the home. A large slider brightens the room and you love being able to watch the squirrels and birds frolic in your large backyard. Your dining room connects to the kitchen so serving your dinner guests is always a breeze! Now, you are truly able to understand "the comfort of home". Come by today and experience the feeling for yourself! Purchase this property for as little as 3 percent down! This property is approved for HomePath Mortgage and HomePath Renovation Mortgage Financing. \*If exact square footage or room sizes are a concern, unit should be independently measured. Close by October 31, 2011 and receive up to 3.5% of the final sales price to be used for closing cost assistance! Visit the HomePath website for more details on Special Offers or ask me. Eligibility restrictions apply.

**Land, Site and Tax Information**

SE/TP/RG: 02-23-28 Subdivision #: 9085 Section #: Block/Parcel: 00 Front Exposure:  
 Tax ID: 02 23 28 9085 00 380 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 18.9775 Lot #: 380 Auction: N  
 Taxes: \$3,181.00 Tax Year: 2010 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: WELLINGTON FOREST 23/92 LOT 38  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0023/0092 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: R-1AA Future Land Use: 0100 Zoning Comp.:  
 Lot Dimensions: Lot Size(Acres): 0.25 Lot Size(SqFt): 11,054 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 12x14 Master Br.: 12x16 5th Bedroom: Great Room: Study / Den:  
 Family Room: 2nd Bedroom: Studio: Air Conditioning: Central  
 Kitchen: 08x12 3rd Bedroom: Dinette: Heat & Fuel: Central  
 Dining Room: 08x10 4th Bedroom: Bonus Room: Floor Covering: Other  
 Fireplace: N Balcony/Porch Sq Ft Source: Public records Security System:  
 Utilities Data: Cable Available, Electric, Other  
 Interior Layout: Eating Space in Kitchen, Formal Dining Room Separate, Kitchen/Family Room Combo, Split Bedroom, Volume Ceilings  
 Interior Features: Other, Smoke Alarm(s), Unfurnished, Wshr/Dryr Hkup  
 Master Bath: Dual Sinks, Tub with Shower  
 Appliances Incl: Other  
 Kitchen: Additional Rooms: Foyer, Inside Utility

**Exterior Information**

Ext. Construction: Wood Frame, Stucco Style: Pool:  
 Exterior Features: Fenced, Mature Landscaping, Other, Outdoor Lights, Patio/Porch/Deck Open, Sliding Doors, Trees/Landscaped  
 Garage/Carport: 2 Car Garage, Attached Dimensions: Roof: Shingle

**Community Information**

Community Features: Fees Req

**Maintenance Includes:**

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Required HOA Fee: \$288.00 HOA Payment Schedule: Annual Mo. Maint. \$(addition to HOA):  
 Elementary School: Middle School: High School:

**Realtor Info**

List Agent: NICOLE PHILBECK Agent ID: 261086698 Agent Direct: 407-855-2222  
 Sales Team: E-mail: [offers@thephilbeckteam.com](mailto:offers@thephilbeckteam.com) Agent 2 Phone:  
 Office: KELLER WILLIAMS HOMESTEAD RLTY Office ID: 261010513 Agent Fax: 407-472-3798  
 List Date: 10/19/2011 Original Price: \$169,900 LP/SqFt: \$83.78 Agent Pager/Cell:  
 Contract: Previous Price: SP/SqFt: Office Phone: 407-855-2222  
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 407-855-7266  
 Sold Date: Sold Price: Owner: FANNIE MAE / HOMEPATH Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Not Applicable  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail:  
 Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:  
 Realtor Info: Sold As-Is  
 Confidential Info:  
 Showing Instructions: Use Show Btn  
 Driving Directions: From S. Hiawasse Rd, right on Cantrell Ct, right on Blakely Drive, home is on the right.

**Realtor Only Remarks:** operty sold As-Is Only. Please negotiate any concessions at time of initial offer. The seller has directed that all offers on this listing must be made online in HomePath.com. Please click on [www.homepath.com](http://www.homepath.com) to make an offer. Buyer and selling agent incentive must be requested at the initial offer submission.



O5068852

7755 WINDBREAK RD # 1, ORLANDO



County: Orange County Zip Code: 32819-7290 Unit #: 1 Status: Active  
 Sub. Name: SANDPOINTE TOWNHOUSES SEC 4 List Price: \$174,900  
 Beds: 3 Baths: 2/0 SqFt Heated: 1,598 Low Price:  
 Private Pool: N Year Built: 1988  
 Property: One Story Townhouse Special Sale: REO/Bank Owned  
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2278 Pets Y/N: Y ADOM: 8  
 Construction Status: Proj. Comp. Date: CDOM: 8  
 Location: Corner Lot

Single story 3 Bedroom/2 Bath Townhouse. Kitchen with breakfast bar. Open living and dining areas. All bedrooms offers walk-in closet. Master suite features garden tub with separate shower. Screen enclosed patio. Minutes from schools, dining, shopping and more. \*HOA Fees, home square footage, and lot sizes should be independently verified.

**Land, Site and Tax Information**

SE/TP/RG: 27-23-28 Subdivision #: 7847 Section #: Block/Parcel: 01 Front Exposure:  
 Tax ID: 27 23 28 7847 01 020 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 17.3755 Lot #: 020 Auction: N  
 Taxes: \$2,919.00 Tax Year: 2010 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: SANDPOINTE TOWNHOUSES SEC 4 19/116 LOT 1 02  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0019/0116 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: R-3 Future Land Use: 0150 Zoning Comp.:  
 Lot Dimensions: Lot Size(Acres): 0.08 Lot Size(SqFt): 3,612 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 19x14 Master Br.: 19x12 5th Bedroom: Great Room: Study / Den:  
 Family Room: 2nd Bedroom: 12x12 Studio: Air Conditioning: Central  
 Kitchen: 19x10 3rd Bedroom: 12x11 Dinette: Heat & Fuel: Central  
 Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Ceramic Tile, Carpet  
 Fireplace: N Balcony/Porch Sq Ft Source: Public records Security System:  
 Utilities Data: Electric, BB/HS Internet Avail  
 Interior Layout: Eating Space in Kitchen  
 Interior Features: Skylights, Walk In Closet, Wshr/Dryr Hkup  
 Master Bath: Bath w Spa/Hydro Massage Tub, Dual Sinks, Garden Bath, Tub with Separate Shower Stall  
 Appliances Incl: Refrigerator, Range, Oven, Dishwasher, Hot Water Electric  
 Kitchen: Breakfast Bar Additional Rooms:

**Exterior Information**

Ext. Construction: Block Style: Spanish, Townl Pool:  
 Exterior Features: Patio/Porch/Deck Open  
 Garage/Carport: 2 Car Garage, Door Opener Dimensions: Roof: Tile

**Community Information**

Community Features: Gated Comm

Maintenance Includes: Ground Mtnc

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Required HOA Fee: \$270.00 HOA Payment Schedule: Monthly Mo. Maint. \$(addition to HOA):  
 Elementary School: Middle School: High School:

**Realtor Info**

List Agent: AUSTIN CUMMINGS Agent ID: 261200382 Agent Direct: 407-242-8891  
 Sales Team: E-mail: [austinreofl@gmail.com](mailto:austinreofl@gmail.com) Agent 2 Phone:  
 Office: AUSTIN CUMMINGS REALTY LLC Office ID: 261011284 Agent Fax:  
 List Date: 10/17/2011 Original Price: \$174,900 LP/SqFt: \$109.45 Agent Pager/Cell: 407-242-8891  
 Contract: Previous Price: SP/SqFt: Office Phone: 407-242-8891  
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 407-650-2532  
 Sold Date: Sold Price: Owner: Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Variable Commission  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail: Cash, Conventional, FHA, VA  
 Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:  
 Realtor Info: Sold As-Is  
 Confidential Info: Vacant, Var Rate Commssn  
 Showing Instructions: Use Show Btn  
 Driving Directions: WEST ON SANDLAKE FROM I-4, RIGHT SANDPOINTE BLVD. LEFT WINDBREAK HOUSE ON RIGHT.

Realtor Only Remarks: Email all questions and offers to [austinreofl@gmail.com](mailto:austinreofl@gmail.com). When multiple offers occur and a expect they will, the MLS will be updated under the showing button. All offers must be on AS IS, with prequal or POF, MLS attachment and copy of escrow.



O5063531

6846 PARSON BROWN DR, ORLANDO

County: Orange County Zip Code: 32819-4615 Unit #: Status: Active  
 Sub. Name: ORANGE TREE COUNTRY CLUB UN11 List Price: \$175,900  
 Beds: 4 Baths: 2/0 SqFt Heated: 1,844 Low Price:  
 Private Pool: N Year Built: 1979  
 Property: One Story Single Family Home Special Sale: REO/Bank Owned  
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2856 Pets Y/N: Y ADOM: 41  
 Construction Status: Proj. Comp. Date: CDOM: 41  
 Location: Street Paved, In County

4 BED 2 BATH DR PHILLIPS HOME IN ORANGE TREE. THIS DR PHILLIPS HOME IS JUST MINUTES FROM RESTAURANT ROW. WITH EASY ACCESS TO 14, 528, TPK & DOWNTOWN ALLOWS FOR EASY ACCESS TO ANYWHERE. THIS IS THE DR PHILLIPS OPPORTUNITY YOU'VE BEEN LOOKING FOR. SELLER WILL RESPOND TO OFFERS 3 DAYS AFTER MLS LISTING. THEN TYPICAL RESPONSE TIME FOR OFFERS IS 24-48 HOURS & CAN CLOSE TYPICALLY IN 30 DAYS FOR CASH OFFERS. LOOKING FOR THE PERFECT DR PHILLIPS LOCATION TO MAKE YOUR OWN, THIS IS IT. ACT FAST SO YOU DON'T MISS OUT AS THIS ONE WILL SELL FAST. PLEASE SEE ATTACHMENTS PRIOR TO SUBMITTING OFFERS. ALL FINC OFFERS REQUIRE A PRE QUAL FROM A SPECIFIC LENDER. CASH OFFERS REQ POF INCOMPLETE OFFERS CAN NOT BE ACCEPTED. CASH TRANSACTIONS ARE SUBJECT TO A 60 DAY HOLD BEFORE NEW OWNER CAN RESELL PROPERTY

**Land, Site and Tax Information**

SE/TP/RG: 26-23-28 Subdivision #: 6264 Section #: Block/Parcel: 01 Front Exposure:  
 Tax ID: 26 23 28 6264 01 120 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 17.3755 Lot #: 120 Auction: N  
 Taxes: \$3,643.00 Tax Year: 2010 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: ORANGE TREE COUNTRY CLUB UT 1 5/115 LOT 112  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0005/0115 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: P-D Future Land Use: 0100 Zoning Comp.:  
 Lot Dimensions: Lot Size(Acres): 0.27 Lot Size(SqFt): 11,656 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 14x14 Master Br.: 31x12 5th Bedroom: Great Room: Study / Den:  
 Family Room: 2nd Bedroom: 12x10 Studio: Air Conditioning: Central  
 Kitchen: 12x10 3rd Bedroom: 12x11 Dinette: Heat & Fuel: Central, Fuel - Electric  
 Dining Room: 12x10 4th Bedroom: 12x11 Bonus Room: Floor Covering: Carpet, Ceramic Tile  
 Fireplace: Y - Wood Burning Fireplace Family R/Balcony/Porch 37x12 Sq Ft Source: Public records Security System:  
 Utilities Data: Cable Available, City Water, Public Sewer, Street Lights  
 Interior Layout:  
 Interior Features: Ceiling Fan(s)  
 Master Bath: Shower No Tub  
 Appliances Incl: Dishwasher, Disposal, Hot Water Electric  
 Kitchen: Additional Rooms: Florida Room

**Exterior Information**

Ext. Construction: Block, Stucco Style: Pool:  
 Exterior Features: Fenced, Irrigation System, Mature Landscaping, Oak Trees  
 Garage/Carport: 2 Car Garage, Attached, Washer/Dryer Hookup Dimensions: Roof: Shingle

**Community Information**

Community Features: Fees Req, Gated Comm

**Maintenance Includes:**

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Required HOA Fee: \$500.00 HOA Payment Schedule: Quarterly Mo. Maint. \$(addition to HOA):  
 Elementary School: Middle School: High School:

**Realtor Info**

List Agent: RONALD ZIOLKOWSKI / PATRICK D'AGOSTINO Agent ID: 261064917/ 261072472 Agent Direct: 407-352-5800  
 Sales Team: E-mail: [rontherealtor@msn.com](mailto:rontherealtor@msn.com) Agent 2 Phone: 407-352-5800  
 Office: RE/MAX PROPERTIES SW Office ID: 52626 Agent Fax:  
 List Date: 09/13/2011 Original Price: \$182,900 LP/SqFt: \$95.39 Agent Pager/Cell: 407-352-5800  
 Contract: Previous Price: \$182,900 SP/SqFt: Office Phone: 407-352-5800  
 Exp. Clsg Date: Price Change: 10/04/2011 SP/LP Ratio: Office Fax: 407-352-9277  
 Sold Date: Sold Price: Owner: Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type: Not Applicable  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail: Cash, Conventional  
 Buyer Agent: 2.5% Non-Rep: 0% Trans Broker: 2.5% Terms: Seller Credit:

**Confidential Info:**

Showing Instructions: Use Show Btn  
 Driving Directions: From Sandlake Road North on Dr. Phillips Boulevard approx 1 mile to 2nd Orange Tree entrance Woodgreen Drive, Turn Right as soon as you come through gate Parson Brown Drive.

**Realtor Only Remarks:** PLS SEE ATTACHMENTS FOR OFFER INSTRUCTIONS - INCOMPLETE OFFERS CAN NOT BE SUBMITTED DUE TO BANK POLICY. FOR OFFER INFO & TO SUBMIT YOUR OFFER PLS USE SITE AT [WWW.ORLANDOREOTEAM.COM](http://WWW.ORLANDOREOTEAM.COM) PLS NO CALLS ABOUT OFFERS - OFFERS WILL NOT BE ACCEPTED THROUGH ANY OTHER METHOD WITHOUT PRIOR APPROVAL FROM LISTING AGENT. NO SD AS-IS FAR/BAR ONLY - PLS USE SHOW. REQ. BUTTON  
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O5066640

7425 BURNWAY DR, ORLANDO



County: Orange County Zip Code: 32819-5000 Unit #: Status: Active  
 Sub. Name: CLUBHOUSE ESTS PH 3 List Price: \$187,900  
 Beds: 3 Baths: 2/0 SqFt Heated: 1,528 Low Price:  
 Private Pool: Y - In Ground, Spa Year Built: 1981  
 Property: Single Family Home Special Sale: None  
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2016 Pets Y/N: Y ADOM: 22  
 Construction Status: Proj. Comp. Date: CDOM: 22  
 Location: Street Paved

NEW ROOF, NEW FLOORING, NEW A/C, ALL APPLIANCES INCLUDED, DEAL DIRECTLY WITH THE OWNER

**Land, Site and Tax Information**

SE/TP/RG: 27-23-28 Subdivision #: 1438 Section #: Block/Parcel: 00 Front Exposure:  
 Tax ID: 27 23 28 1438 00 800 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 17.3755 Lot #: 800 Auction: N  
 Taxes: \$2,550.00 Tax Year: 2010 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: CLUBHOUSE ESTATES PHASE 3 10/84 LOT 80  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0010/0084 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: R-1A Future Land Use: 0100 Zoning Comp.:  
 Lot Dimensions: Lot Size(Acres): 0.19 Lot Size(SqFt): 8,236 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 13X11 Master Br.: 15X13 5th Bedroom: Great Room: Study / Den:  
 Family Room: 2nd Bedroom: Studio: Air Conditioning: Central  
 Kitchen: 13X12 3rd Bedroom: Dinette: Heat & Fuel: Fuel - Gas Natural  
 Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Laminate, Ceramic Tile  
 Fireplace: N Balcony/Porch Sq Ft Source: Public records Security System:  
 Utilities Data: Cable Available, Sprinkler Meter  
 Interior Layout:  
 Interior Features: Ceiling Fan(s), Smoke Alarm(s)  
 Master Bath:  
 Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Washer  
 Kitchen: Breakfast Bar, Pantry Additional Rooms:

**Exterior Information**

Ext. Construction: Brick Style: Pool: In Ground, Spa  
 Exterior Features: Fenced, Irrigation System, Satellite Dish, Screen/Covered Encl  
 Garage/Carport: 2 Car Garage, Attached, Door Opener Dimensions: Roof: Shingle

**Community Information**

Community Features:

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Required HOA Fee: \$120.00 HOA Payment Schedule: Annual Mo. Maint. \$(addition to HOA):  
 Elementary School: Middle School: High School:

**Realtor Info**

List Agent: MEL BATULEVICIUS Agent ID: 279550762 Agent Direct: 407-856-9901  
 Sales Team: E-mail: [melbrealtor@yahoo.com](mailto:melbrealtor@yahoo.com) Agent 2 Phone:  
 Office: CASTRO REALTY GROUP Office ID: 54059 Agent Fax: 407-856-9905  
 List Date: 10/03/2011 Original Price: \$189,900 LP/SqFt: \$122.97 Agent Pager/Cell:  
 Contract: Previous Price: \$189,900 SP/SqFt: Office Phone: 407-856-9901  
 Exp. Clsg Date: Price Change: 10/04/2011 SP/LP Ratio: Office Fax: 407-856-9905  
 Sold Date: Sold Price: Owner: Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Other  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail: Cash, Conventional, FHA, Lease Option, VA  
 Buyer Agent: 2.5% Non-Rep: 2.5% Trans Broker: 2.5% Terms: Seller Credit:  
 Realtor Info: Agent/Owner  
 Confidential Info: Vacant  
 Showing Instructions: LB Elec  
 Driving Directions: From Turkey Lake, turn on Wallace Rd., right after crossing Dr. Phillips Blvd, make a left on Clubhouse States entrance which is Burnway Dr.  
 House is on the left side at the end of the street.

Realtor Only Remarks: Realtor is the owner, make your offer



**O5065301**

**8202 SANDPOINT BLVD, ORLANDO**

County: Orange County Zip Code: 32819-7251 Unit #: Status: Active  
 Sub. Name: SANDPOINTE TOWNHOUSES SEC 8 List Price: \$189,900  
 Beds: 2 Baths: 2/1 SqFt Heated: 1,492 Low Price:  
 Private Pool: N Year Built: 1991  
 Property: Townhouse 2-3 Floors Townhouse Special Sale: None  
 Total Acreage: Zero Lot Line Total SqFt: 2087 Pets Y/N: Y ADOM: 32  
 Construction Status: Proj. Comp. Date: CDOM: 32  
 Location: Close to Bus, In County, Street Paved, Street Private

Sought after Venice model townhome in convenient Sandpointe! This model features high, vaulted ceilings, a loft, and the master down with a nicely appointed master bath. The second bedroom is upstairs and has an ensuite bath. There is a convenient half bath at the foot of the stairs, adjacent to the foyer. The kitchen has domed lighting, plenty of storage space and an eat-in dinette area. All appliances are included. The loggia and entry garden can be customized to make the entrance beautiful. This home is ready for an owner who will maximize the features and who needs the convenience of being close to Dr. Phillips' restaurant row.

**Land, Site and Tax Information**

SE/TP/RG: 27-23-28 Subdivision #: 7835 Section #: Block/Parcel: 01 Front Exposure: North  
 Tax ID: 27 23 28 7835 01 650 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 17.3755 Lot #: 650 Auction: N  
 Taxes: \$1,664.00 Tax Year: 2010 Homestead: Y Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: SANDPOINTE TOWNHOUSES SEC 8 23/74 LOT 16 5  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0023/0074 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: R-3 Future Land Use: 0150 Zoning Comp.: Y  
 Lot Dimensions: Lot Size(Acres): 0.06 Lot Size(SqFt): 2,553 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 13x12 Master Br.: 15x14 5th Bedroom: Great Room: Study / Den:  
 Family Room: 2nd Bedroom: 14x12 Studio: Air Conditioning: Central  
 Kitchen: 10x10 3rd Bedroom: Dinette: 10x08 Heat & Fuel: Central, Fuel - Electric  
 Dining Room: 11x09 4th Bedroom: Bonus Room: 10x10 Floor Covering: Ceramic Tile, Carpet  
 Fireplace: N Balcony/Porch 10x08 Sq Ft Source: Public records Security System:  
 Utilities Data: Cable Connected, County Water, Electric, Public Utilities  
 Interior Layout: Living/Dining Room Combo, Mstr Bedroom Downstairs, Open Plan, Split Bedroom, Volume Ceilings  
 Interior Features: Ceiling Fan(s), Smoke Alarm(s)  
 Master Bath: Tub with Separate Shower Stall  
 Appliances Incl: Dishwasher, Disposal, Dryer, Hot Water Electric, Microwave, Range, Refrigerator, Washer, Water Filter Owned  
 Kitchen: Breakfast Bar Additional Rooms: Loft

**Exterior Information**

Ext. Construction: Block, Stucco Style: Contemporary Pool:  
 Exterior Features: Patio/Porch/Deck Open, Trees/Landscaped  
 Garage/Carport: 2 Car Garage, Attached, Door Opener, Washer/Dryer Hookup Dimensions: Roof: Tile

**Community Information**

Community Features: Comm Pool, Deed Restr, Gated Comm, Rec Bldg, Tennis Courts

Maintenance Includes: Bldg Exter, Ground Mtnc, Roof

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Required HOA Fee: \$270.00 HOA Payment Schedule: Monthly Mo. Maint. \$(addition to HOA):  
 Elementary School: Middle School: High School:

**Realtor Info**

List Agent: ERIC MARTELL Agent ID: 15316 Agent Direct: 407-947-3617  
 Sales Team: E-mail: [eric@centralflorida-living.com](mailto:eric@centralflorida-living.com) Agent 2 Phone:  
 Office: RE/MAX PROPERTIES SW Office ID: 52626 Agent Fax: 407-352-9277  
 List Date: 09/23/2011 Original Price: \$189,900 LP/SqFt: \$127.28 Agent Pager/Cell: 407-947-3617  
 Contract: Previous Price: SP/SqFt: Office Phone: 407-352-5800  
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 407-352-9277  
 Sold Date: Sold Price: Owner: CAPUTO JOSEPHINE J LIFE ESTA Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Variable Commission  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail: Cash, Conventional  
 Buyer Agent: 3.0% Non-Rep: 3.0% Trans Broker: 3.0% Terms: Seller Credit:  
 Realtor Info: Floor Plan Avail, HOA Discl Avail, Sold As-Is  
 Confidential Info: Vacant, Var Rate Commssn  
 Showing Instructions: LA Accompany  
 Driving Directions: Sand Lake Road to Sand Pointe Gate

Realtor Only Remarks: Showing by appointment only - call Sally or Eric at 407-352-5800 Ext. 618



**O5031597**

**3820 SALMON DR, ORLANDO**

County: Orange County Zip Code: 32835-2627 Unit #: Status: Active  
 Sub. Name: WINDERLAKES 2 List Price: \$249,000  
 Beds: 4 Baths: 3/0 SqFt Heated: 2,996 Low Price:  
 Private Pool: N Year Built: 1983  
 Property: Two Story Single Family Home Special Sale: None  
 Total Acreage: 1/4 Acre to 21779 STotal SqFt: 3652 Pets Y/N: Y ADOM: 242  
 Construction Status: Proj. Comp. Date: CDOM: 242  
 Location: In County, Oversized Lot, Street Paved

LARGE PRICE REDUCTION. BEAUTIFUL HOME IN PEACEFUL WINDERLAKES WITH ENORMOUS SQUARE FOOTAGE. THIS IS THE HOME YOUR FAMILY HAS BEEN LOOKING FOR. MASTER BEDROOM DOWNSTAIRS WITH A SEPARATE MASTER SUITE UPSTAIRS. FORMAL DINING AND LIVING ROOMS. KITCHEN HAS BEEN TASTEFULLY UPDATED WITH NEWER APPLIANCES AND CABINETS. THREE CAR GARAGE ALLOWS FOR STORAGE OF CARS AND MORE.

**Land, Site and Tax Information**

SE/TP/RG: 11-23-28 Subdivision #: 9337 Section #: Block/Parcel: 01 Front Exposure: Northeast  
 Tax ID: 11 23 28 9337 01 810 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 17.3755 Lot #: 810 Auction: N  
 Taxes: \$3,647.00 Tax Year: 2010 Homestead: Y Other Exemptions: N CDD: N Annual CDD Fee:  
 Legal Description: WINDERLAKES 2 9/145 LOT 181  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 06338/0542 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: R-1A Future Land Use: 0100 Zoning Comp.: Y  
 Lot Dimensions: 100x145x66 Lot Size (Acres): 0.39 Lot Size (SqFt): 16,840 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 20x16 Master Br.: 23x12 5th Bedroom: Great Room: Study / Den:  
 Family Room: 25x16 2nd Bedroom: 16x14 Studio: Air Conditioning: Central,Zoned/Multiple  
 Kitchen: 16x11 3rd Bedroom: 12x12 Dinette: Heat & Fuel: Central,Zoned/Multiple  
 Dining Room: 15x12 4th Bedroom: 13x10 Bonus Room: 14x16 Floor Covering: Ceramic Tile  
 Fireplace: Y - Wood Burning Fireplace Balcony/Porch Sq Ft Source: Public records Security System:  
 Utilities Data: Cable Available,County Water,Electric,Septic  
 Interior Layout:  
 Interior Features: Ceiling Fan(s)  
 Master Bath:  
 Appliances Incl: Dishwasher,Disposal,Microwave,Range,Refrigerator  
 Kitchen: Additional Rooms:

**Exterior Information**

Ext. Construction: Stone,Stucco Style: Pool:  
 Exterior Features: Oak Trees,Patio/Porch Open,Sliding Doors  
 Garage/Carport: 3 Car Garage,Attached,Door Opener Dimensions: Roof: Shingle

**Community Information**

Community Features:

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Required HOA Fee: \$285.00 HOA Payment Schedule: Annual Mo.Maint.\$(addition to HOA):  
 Elementary School: Windy Ridge Elem Middle School: Windy Ridge (K-8) High School: Olympia High

**Realtor Info**

List Agent: GREGORY ELLIOTT Agent ID: 261201890 Agent Direct: 407-425-5069  
 Sales Team: E-mail: [gregoryelliott@earthlink.net](mailto:gregoryelliott@earthlink.net) Agent 2 Phone:  
 Office: OLDE TOWN BROKERS INC Office ID: 54257 Agent Fax: 407-386-7737  
 List Date: 02/25/2011 Original Price: \$285,000 LP/SqFt: \$83.11 Agent Pager/Cell:  
 Contract: Previous Price: \$259,000 SP/SqFt: Office Phone: 407-425-5069  
 Exp. Clsg Date: Price Change: 06/14/2011 SP/LP Ratio: Office Fax: 407-425-1485  
 Sold Date: Sold Price: Owner: Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Not Applicable  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail: Cash,Conventional,FHA,VA  
 Buyer Agent: 3.0% Non-Rep: 3.0% Trans Broker: 3.0% Terms: Seller Credit:  
 Realtor Info: Asso Appr Req, In-law quarters, Seller Prop Discl  
 Confidential Info: Vacant  
 Showing Instructions: Call 1st, LB Elec, Use Show Btn  
 Driving Directions: Head West on Conroy rd., right on Winderlakes, right on Salmon. House on right.

Realtor Only Remarks: